



CITY OF NEWPORT BEACH
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92658-8915
(949) 644-3200

NOTICE OF DETERMINATION

To: <input checked="" type="checkbox"/> Office of Planning and Research P.O. BOX 3044 Sacramento, CA 95812-3044	From: City of Newport Beach Planning Division 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915
<input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702	Date received for filing at OPR/County Clerk:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Name:	North Newport Center Planned Community Amendment and Related Actions	Applicant:	Dan Miller, Irvine Company 550 Newport Center Drive Newport Beach, CA 92660 (949)720-2000
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State Clearinghouse Number	Lead Agency Contact Person	Area Code/Telephone/Extension
<u>200601119</u>	<u>Jaime Murillo, Associate Planner</u>	<u>949 / 644-3209</u>

Project Location (include county):	City of Newport Beach, Orange County, CA. The project site is located in the City of Newport Beach Statistical Area L1 (Newport Center Statistical), which is commonly known as Newport Center/Fashion Island. This area is a mixed use area bounded on the southwest by East Coast Highway, on the southeast by MacArthur Boulevard, on the northeast by San Joaquin Hills Road, and on the northwest by Jamboree Road. Specifically, the project involves a transfer of development intensity concerning property designated as North Newport Center Block 500, Block 600, San Joaquin Plaza, and a property located immediately west of Fashion Island operated as the Newport Beach Marriott Hotel (Block 900). Block 500 is located at the southeast corner of Santa Rosa Drive at Newport Center Drive. Block 600 is located at the northwestern corner of Newport Center Drive East and Santa Rosa Drive. San Joaquin Plaza is located at the northwest corner of San Clemente Drive and Santa Cruz Drive. Project location map attached.
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Project Description: The project consists of an amendment to the North Newport Center Planned Community (NNCPC) Development Plan to increase the unbuilt multi-family residential development allocation from 430 to 524 units. The increase of 94 units would be allocated to the San Joaquin Plaza portion of the NNCPC. Specifically, the proposed Project involves the following actions: (1) convert un-built non-residential development intensity (79 hotel rooms from Block 900) to multi-family residential development intensity (79 multi-family units) and transfer the converted development intensity into the NNCPC; (2) assign 15 residential units currently allowed by the General Plan within the MU-H3 portions of Newport Center to San Joaquin Plaza; (3) amend the NNCPC Development Plan to increase the allowable residential development intensity by a total of 94 units and allocate the 94 units plus the 430 residential units currently allocated to the MU-H3 portions of the NNCPC solely to San Joaquin Plaza; (4) amend the Zoning Implementation and Public Benefit Agreement between the City of Newport Beach and the Irvine Company concerning North Newport Center to vest the revised development intensities and allocations; (5) approve a traffic study for 94 units pursuant to the City's Traffic Phasing Ordinance; and (6) amend the Affordable Housing Implementation Plan (AHIP).

Recorded in Official Records, Orange County
Tom Daly, County Recorder

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This is to advise that the **City of Newport Beach** has approved the above described project on July 24, 2012
and has made the following determinations regarding the above described project: (Date)

1. The City is the [☒ **Lead Agency** ☐ Responsible Agency] for the project.
2. The project [☐ will ☒ **will not**] result in new or more severe significant impacts on the environment than previously disclosed in the Final Program EIR (State Clearinghouse No. 200601119) previously prepared and certified by the City of Newport Beach for the General Plan 2006 Update.
3. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. ☒ A Subsequent or Supplemental EIR [☐ was ☒ **was not**] required and an Addendum to a previously-certified EIR was prepared for this project pursuant to the provisions of CEQA.
5. New or revised mitigation measures [☐ were ☒ **were not**] made a condition of the approval of the project.
6. A mitigation monitoring program was adopted for the previously approved project. A revised mitigation reporting or monitoring plan [was ☒ **was not**] adopted for this project.
7. A Statement of Overriding Considerations was previously adopted for the Final Program EIR (State Clearinghouse No. 200601119). A Statement of Overriding Considerations [☐ was ☒ **was not**] adopted for this project because no new significant impacts were identified.
8. Findings were previously adopted for the Final Program EIR (State Clearinghouse No. 200601119). Findings [☐ were ☒ **were not**] made pursuant to the provisions of CEQA for this project because no new significant impacts or alternatives were identified.

The EIR Addendum and record of project approval is available for review at the City of Newport Beach Planning Division located at 3300 Newport Boulevard, Newport Beach, CA 92658-8915; 949/644-3200.


Jaime Murillo, Associate Planner

July 25, 2012
Date

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JUL 25 2012

TOM DALY, CLERK-RECORDER

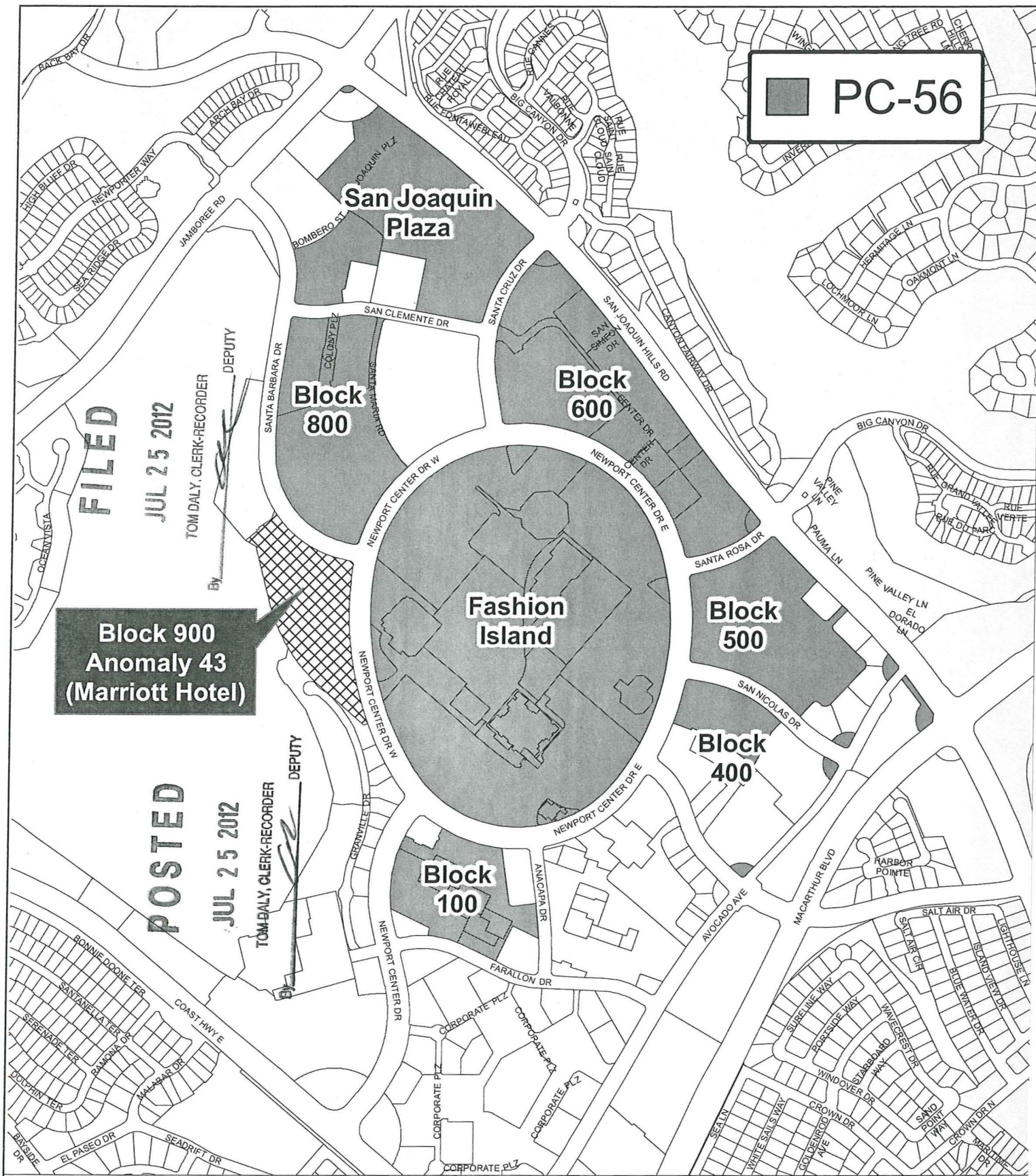
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Vicinity Map
North Newport Center
Planned Community
PC-56

